



12 GROVES CLOSE, BOURNE END
PRICE: £450,000 FREEHOLD

am ANDREW
MILSON

**12 GROVES CLOSE
BOURNE END
BUCKS SL8 5JP**

PRICE: £450,000 FREEHOLD

A modern three bedroom end of terrace home situated in a convenient cul de sac setting approximately two thirds of a mile from Bourne End village centre with well-kept gardens backing onto the River Wye.

**REAR GARDEN WITH VIEWS OVER THE
RIVER WYE:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM:
TWO FURTHER BEDROOMS:
BATHROOM:
ENTRANCE HALL:
CLOAKROOM:
LIVING ROOM:
KITCHEN/DINER:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
PARKING FOR TWO CARS**

TO BE SOLD: a well presented three bedroom end of terrace home benefiting from such features as a main bedroom with ensuite shower room, good sized living room, kitchen/diner and a private garden backing onto the River Wye. Groves Close is located within two thirds of a mile of Bourne End village centre which provides a wide range of amenities for day to day needs and good schooling.

For the commuter access to London can be gained via the nearby M40 motorway or by rail from Bourne End railway station to London Paddington via Maidenhead main line station.

The accommodation comprises:

Part glazed front door to

ENTRANCE HALL with door to Living Room.

CLOAKROOM white suite comprising low level w.c., pedestal wash hand basin, leaded light double glazed window, radiator.



LIVING ROOM: 14'7 x 14'4 (4.44 x 4.36m) a front aspect room with double glazed leaded light window, stairs to First Floor Landing, storage cupboard, television aerial point, radiator, glazed doors to

KITCHEN/DINER



KITCHEN: 12'0 x 5'11 (3.65 x 1.80m) fitted with a matching range of floor and wall units, wood trim work surfaces, one and a half bowl sink unit, gas hob with electric oven below and extractor fan over, wall mounted central heating boiler, integrated fridge freezer and dishwasher, space and plumbing for washing machine, door to garden, two seater breakfast bar.



DINING AREA: 12'0 x 8'3 (3.65 x 2.51m) with sliding doors to garden, radiator.

FIRST FLOOR

LANDING with access to loft space and airing cupboard.



BEDROOM ONE: 11'2 x 9'0 (3.40 x 2.73m) a front aspect room with double glazed leaded light window, mirror fronted wardrobes, radiator and door to

ENSUITE SHOWER ROOM with white suite comprising tiled and glazed shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail.

BEDROOM TWO: 9'3 x 8'6 (2.81 x 2.59m) a rear aspect room with double glazed leaded light window, range of wardrobes, radiator.

BEDROOM THREE: 9'3 x 5'9 (2.81 x 1.75m) a rear aspect room with double glazed leaded light window, radiator.

BATHROOM with white suite comprising tile enclosed bath with shower over, suspended wash hand basin, low level w.c., heated towel rail, tiled floor.

OUTSIDE

TO THE FRONT there is a blocked paved driveway providing off road parking for two cars and gated side access leading to



THE REAR GARDEN which is predominantly laid to lawn with paved seating area to the rear of the house, enclosed by panel fencing, barbeque, garden shed and views over the adjoining River Wye.

REF: 00000529

EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue until the next roundabout turning right, just before it, into Princes Road and immediately right into Groves Close.

MONEY LAUNDERING REGULATIONS:

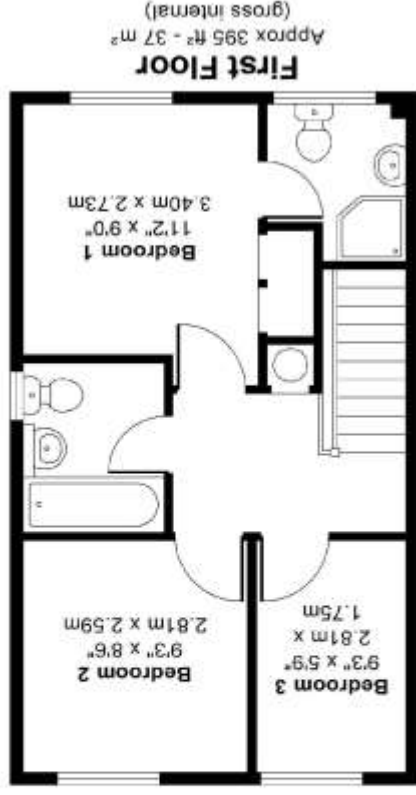
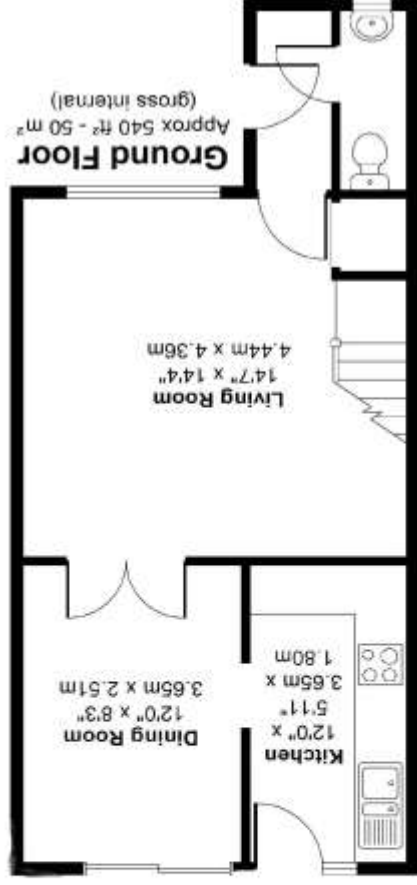
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

LETTING AND MANAGEMENT: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



NOT TO SCALE



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